

PROPERTY OWNERS ASSOCIATION 9<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
THE BLUFFS AT WESTCHASE HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bexar                    §

1. Name of Subdivision: The Bluffs at Westchase
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: The Bluffs at Westchase Homeowners Association, Inc.
4. Recording Data for Association: Plat recorded in Vol. 9551, Pg. 04 at Bexar County.  
Special Warranty Deed (for drainage right of way)  
Doc#. 20010207155, Vol. 9144, Pg. 1540.
5. Recording Data for Declaration and any amendments:  
Declaration of the Covenants, Conditions and Restrictions  
Unit 1 filed on or about 11/27/2001 at Bexar County,  
Document # 20010207154, Vol. 9144, Pg 1523.  
  
Use Restrictions for Unit 1 filed at Bexar County on or about  
11/27/201, Document # 20010207153, Vol. 9144, Pg 1509.
6. Other information the Association considered appropriate for the governing, administration or  
operation of the subdivision and homeowners' association:  
  
Bylaws filed 12/14/2005, Doc# 20050291118.  
Articles of Incorporation: Filed 11/29/2001 in the Office of the Secretary of State of Texas.  
  
Resolutions/Policies:  
Collection Policy is attached to and filed under Book 15384, pg 69  
  
All policies are attached to and filed with the Certificate filed under Doc# 20110207768,  
Book 15233, pg. 1.  
Administrative Resolution No. 2006001, Collection Policy effective 4/25/2006,  
Administrative Resolution No.2009001, Collection Policy effective 5/5/2009,  
Record Retention Policy, Records Inspection Policy, Payment Plan Policy,

Email Registration Policy, Membership Voting Policy, Violation Resolution,  
Architectural Guidelines  
Guidelines:

All guidelines are filed under 20110207768, Book 15233, page 1.

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines signed 9/1/2013 are filed under Book 16398, pg 1344  
Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy,  
Payment Plan Policy, Email Registration Policy, Membership Voting Policy,  
Guidelines for Drought Resistant Landscaping and Natural Turf, Conflict of Interest Policy,  
Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines,  
Roofing Material Guidelines, Rainwater Collection Guidelines, Application of Payments Policy

The Bluffs at Westchase Homeowners Association, Inc. Billing Policy and Payment Plan  
Guidelines is filed under Document No. 20190031101

The Bluffs at Westchase Homeowners Association, Inc. Violation Enforcement Resolution and  
Violation Schedule are filed under Document No. 20190199771.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29<sup>th</sup> day of October, 2021.

The Bluffs at Westchase Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

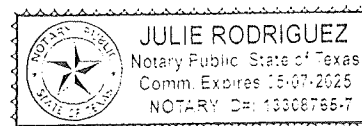
County of Bexar §

This instrument was acknowledged and signed before me on 29,  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Bluffs at Westchase Homeowners Association, Inc., on behalf  
of said association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 10:52 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk